

FOR LEASE

**1ST FLOOR
OFFICE/RETAIL
NEXT DOOR TO
UCLA RESEARCH PARK**

2376 WESTWOOD BOULEVARD

LOS ANGELES, CA 90064



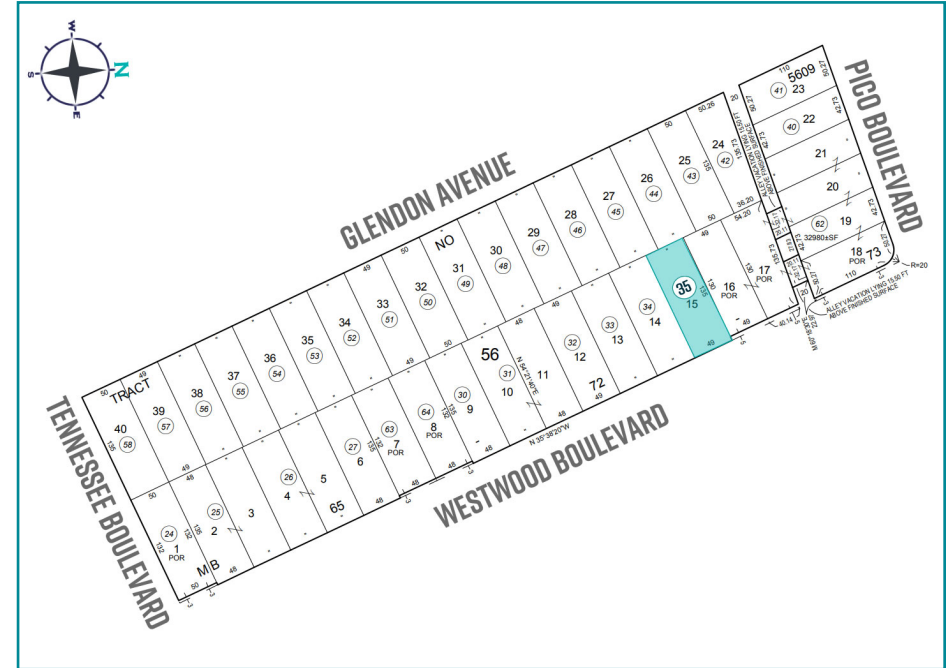
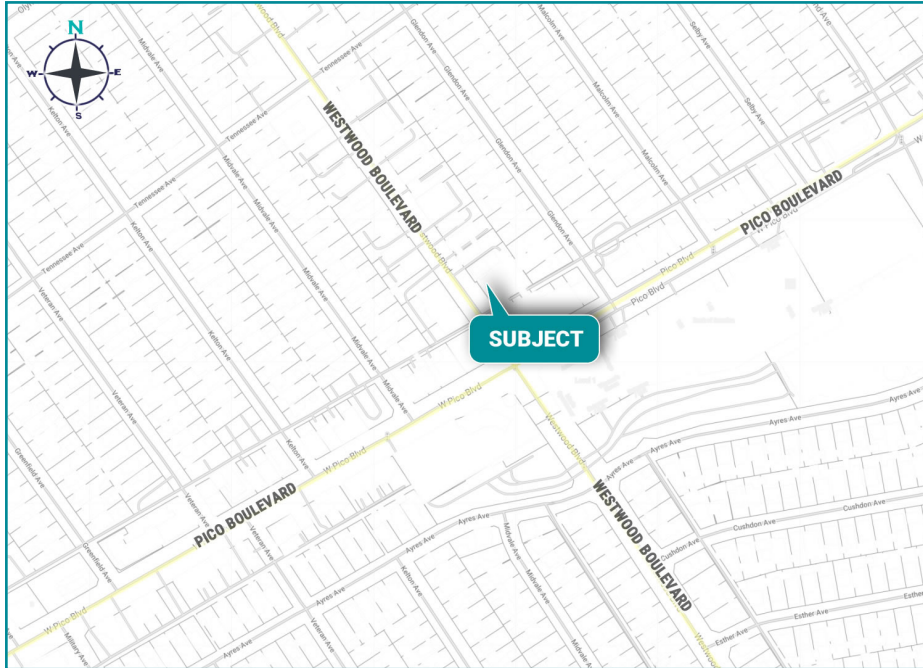
MOTIVATED OWNER SUBMIT ALL OFFERS

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 S Sepulveda Boulevard, Los Angeles, CA 90025
310.478.7700 | Company DRE #01096973 | www.westmac.com

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Property Information



Location

2376 Westwood Boulevard
Los Angeles, CA 90064 (Just North of Pico Boulevard)

Building Size

Approximately 5,207 rentable square feet.

Available Space

Approximately 2,050 rentable square feet.

Rental Rate

\$5,000 per month, NNN
(Triple nets - \pm \$0.40/SF/month)

Lease Term

Three [3] to five [5] years.

Parking

Two [2] spaces at the rear of the building free.

Available

Immediately.

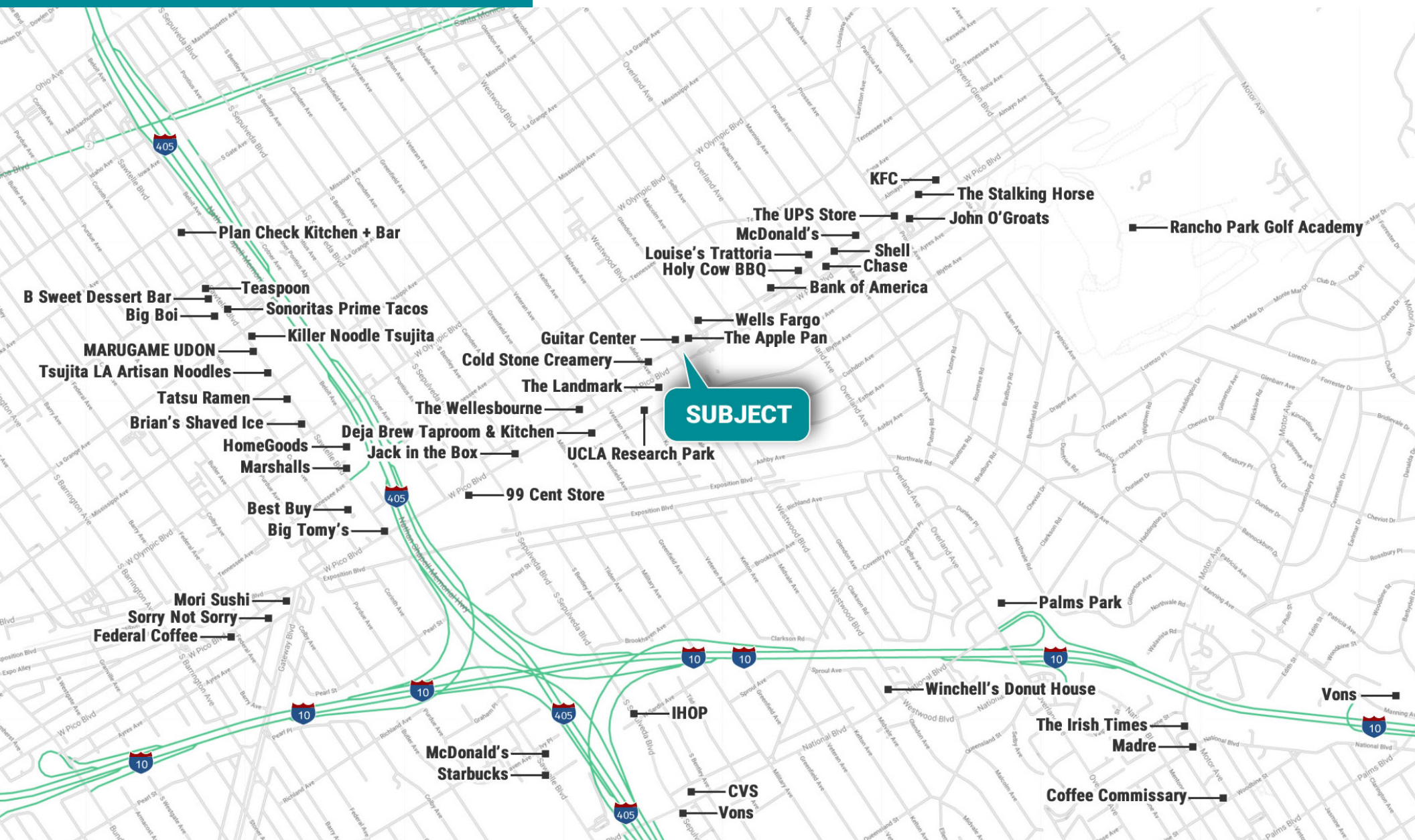
Description

- » Partial build-out was for a cannabis dispensary
- » Heat and air conditioning
- » ½ block from UCLA's new 700,000 SF research park.
- » Many amenities and restaurants within walking distance (Apple Pan, Maria's Italian Kitchen, Saucy Bird).

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Local Amenities



Aerials



Property Photographs



Property Photographs Cont.



Demographics

2021 Population 711,095

2021 Households 325,357

2021 Average Household Income \$130,019

2021 Median Household Income \$98,369

Data from CoStar based on a five mile radius.

Walk Score® 

**Very
Walkable**

**Good
Transit**

Bikeable

Walk Score
82

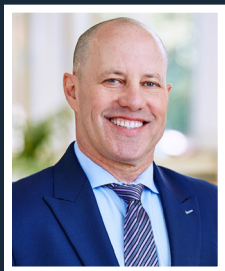
Transit Score
66

Bike Score
82





Exclusively Listed by:



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